



# The Old Surgery

15 Westgate, Chichester, West Sussex PO19 3ET

Michael  
Cornish

PROPERTY SALES & ACQUISITIONS





Priory Park and the Cricket ground close to City centre

#### **Property Features**

5 Double Bedrooms  
3 Bathrooms (2 en-suite)  
Dressing Room  
5 Reception Rooms  
Kitchen/Breakfast Room  
Laundry Room  
Cloak Room  
Impressive Reception Hall

#### **Outside**

Gated driveway parking space for several vehicles  
Space for garage subject to planning consent  
Delightful rear Garden (South aspect)

City centre and Cathedral  
level walk of about 300 yards

# The Old Surgery

15 Westgate, Chichester

An exceptionally well appointed and substantial Grade II listed Georgian townhouse, restored to a high specification, combining contemporary and period features, with a delightful south facing rear garden and driveway providing parking for several vehicles, a short level walk to the City centre.



## THE PROPERTY

The Old Surgery is a beautifully presented Grade II listed Georgian townhouse offering flexible accommodation, of elegant proportions over three floors. In recent years the property has undergone extensive restoration which sympathetically combines contemporary features with period integrity. Upon entering the house the Reception Hall is bright, spacious and welcoming, with views through to the garden. From the hallway there are doors leading to three reception rooms, a cloakroom, and a large Laundry Room and a door also leads to the outstanding Kitchen/Breakfast room which features a central island/breakfast bar, and a range of custom made units with integral appliances, including a Miele dishwasher, two Neff ovens, a Neff induction hob and warming drawer, and an American style fridge freezer. The family room is accessed from the kitchen, from which there are French doors leading onto the rear garden patio. The impressive large garden room may be accessed via the hall or the kitchen via full height glazed doors, allowing plenty of light into the ground floor. The garden room is double aspect with full height bi-fold doors allowing the room to be completely opened up which is ideal during the summer. From the Reception Hall stairs rise to a split level, dual aspect first floor landing. The principle bedroom suite overlooks the garden, and has a walk-in dressing room and large bathroom. There is a second bedroom with en-suite bathroom, and the Drawing Room on the first floor. Stairs rise to the second floor on which is located three further double bedrooms and a family bathroom. There are two loft hatches to the partly boarded loft area. Further features of the property include, tall ceilings with cornice detailing, marble fireplaces and a number of wood burning stoves.





## CHICHESTER

This amazing City is a wonderful place to live, founded by the Romans during the first century AD the surrounding areas are steeped in history with a number of fascinating archaeological remains dating from the Roman Conquest such as the existing remains of the tall defence Walls, which now provide an interesting elevated walk round the City. Much of the City shopping centre is accessed through level pedestrianised areas leading to the well preserved and beautiful ancient Chichester Cathedral founded during 1075. The elaborate octangular Market Cross stands today at the centre of Chichester and is believed to have been built in 1501 and subsequently repaired at the expense of Charles Lennox, 2nd Duke of Richmond in 1746. Much of the City centre was built during the prosperous Georgian and Victorian periods and one of the most imposing buildings in the City today is the Georgian (former) Corn Exchange built in 1833 located in East Street. The City has beautifully kept parks and a canal 'The Ship Canal' from the City Basin south for about 2 miles, navigable by canoe and rowing boats to Donnington and further walks beside the canal continue to Birdham, Chichester Marina. About a mile from the City centre there is the Nuffield Hospital (private patients) and NHS St Richard's Hospital. There are a wide variety of amenities including: Public and private sports centres with indoor swimming pools/gyms, cinemas, bowling, tennis/squash club, rugby football club. Other attractions include: The award winning Pallant House Gallery and Internationally renowned Chichester Festival Theatre. There are a good number of schools locally and accessible from Chichester including; Bishop Luffa, Oakwood, Prebendal, Westbourne House, Great Ballard, Slindon Collage and Portsmouth Grammar school.





## LOCATION

The Old Surgery is well located just beyond the City centre and West Street, which leads into the shopping centre and to the magnificent historic Cathedral. Westgate is only a few hundred yards from the pedestrianised, extensive shopping centre with many well preserved Georgian and Victorian buildings amongst others and a wide choice of restaurants, bars and bistros. The local medical centre in West Street is within a few minutes walk.

The renowned Pallant House Gallery and the Internationally renowned Festival Theatre are less than a mile and further nearby amenities include: Westgate Sports Centre, Chichester Tennis Club, Cannons Health Club and Multiplex Cinema. The Kennels, Goodwood Members Club - Restaurant/Golf club and Goodwood Hotel are about 4 miles.

Chichester mainline rail station fastest links are to London Victoria approx. (95mins) and via Havant to London/Waterloo approx. (95mins). The A27 provides good road access to Worthing, Brighton and Portsmouth. The A3 (M) motorway is about 11 miles west, connecting to the M25 Junction10 and central London/Westminster about (72 miles) and Airports at Heathrow (61miles), alternatively Gatwick via A27/A24 (45 miles). Southampton International Airport (33 miles) and Portsmouth (19 miles) and both Cities provide ferry services to the Isle of Wight, Channel Isles and Northern Europe.



## GARDENS & GROUNDS

The Old Surgery is approached from Westgate, which is located about 100 yards from the edge of the City centre and within its designated Conservation area.

The property has a solid timber-gated access to its own driveway at the side of the house (with a courtesy door providing pedestrian access only to the adjacent house) and The Old Surgery has its own off-street parking for a vehicle and a second solid timber gate leading to its own private enclosed driveway area for **parking several vehicles** and space for a Garage subject to local authority planning consent. Adjoining to this area of the garden is the delightful enclosed walled area and private **South-facing** rear aspect.

From the house a number of doors open out from the large double aspect Garden Room and Family Room to the delightful "Sun-trap" paved flagstone terrace, which has an excellent degree of privacy. There are a variety of small trees and a neat laid lawn beyond which a few steps rise up to a large flagstone terrace relaxation area with a Pergola creating a lovely Mediterranean atmosphere, ideal for entertaining during the summer.





Bosham opposite Dell Quay only about 2 miles from Chichester City and beyond The South Downs

## COASTAL & COUNTRY PURSUITS

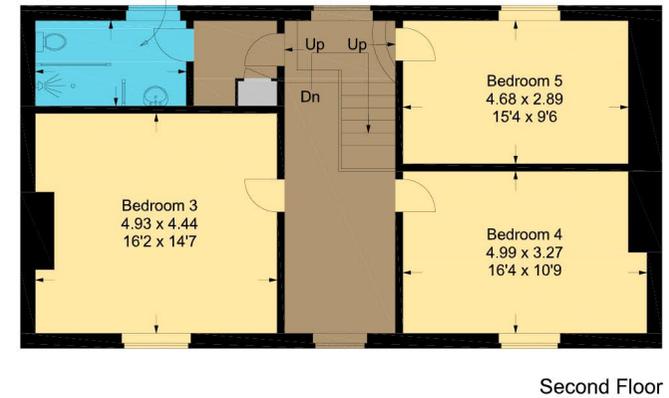
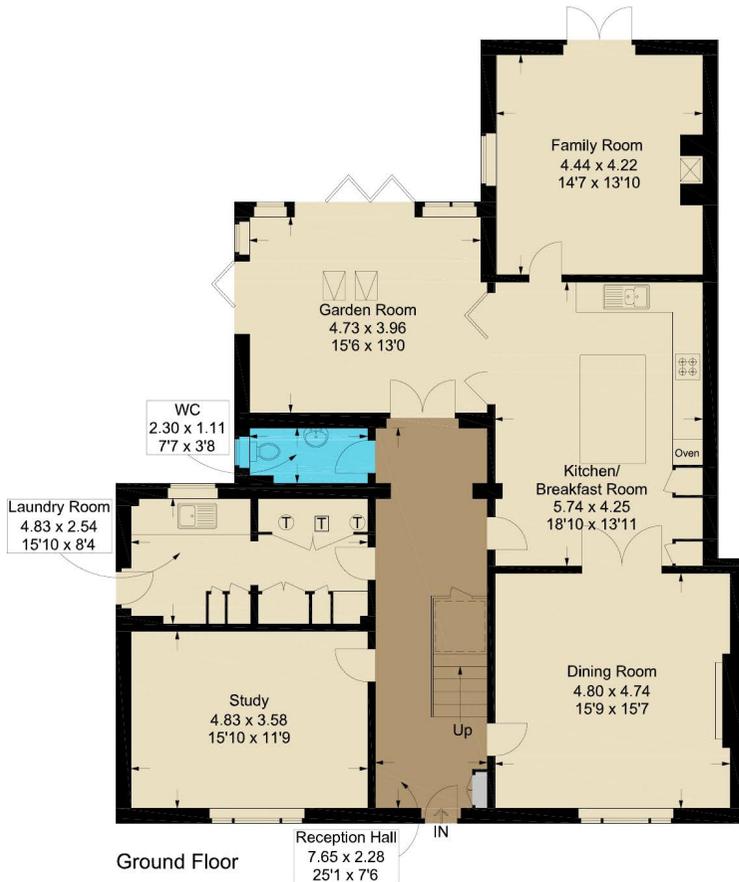
Chichester is well renowned for its exceptional sailing facilities and country pursuits. Among the many attractions in the area are the Goodwood Festival of Speed and Goodwood Revival annual international motoring events and regular Horse Racing events at Goodwood and Fontwell, and Polo at Cowdray Park. There are excellent golf clubs at Goodwood and Hunston and flying at Goodwood Aerodrome. Much of the surrounding countryside has been designated Areas of Outstanding Natural Beauty and The South Downs National Park provides miles of footpaths and bridleways. There are pebble/sandy beaches at East Wittering and Bracklesham Bay and at West Wittering there are miles of sandy beach which has been awarded the 'Blue Flag' international status for excellence. There are beaches at Selsey and the RSPB nature reserve at Pagham Harbour. Chichester has about 17 miles of harbour channels leading out to The Solent, about 3,750 moorings and there are about 12,000 registered vessels, and about 2,000 berths with 6 marinas including; Chichester Marina, Birdham Pool Marina, Emsworth Yacht Harbour (Marina), Thornham Marina, Sparkes Marina and Northney Marina at Hayling Island and there are 14 Sailing Clubs locally. Further attractions include: Tangmere Military Aviation Museum, Weald & Downland Living Museum at Singleton, West Dean College and Gardens, Amberley Museum & Heritage Centre, Arundel Wetland Centre Wildfowl nature reserve, Fishbourne Roman Palace, Stansted Park House & Grounds, Petworth House, Cass Sculpture Foundation Goodwood and Goodwood House.

# The Old Surgery, Westgate, Chichester

Approximate Gross Internal Area = 336.8 sq m / 3625 sq ft

Reduced Headroom = 1.1 sq m / 12 sq ft

Total = 337.9 sq m / 3637 sq ft



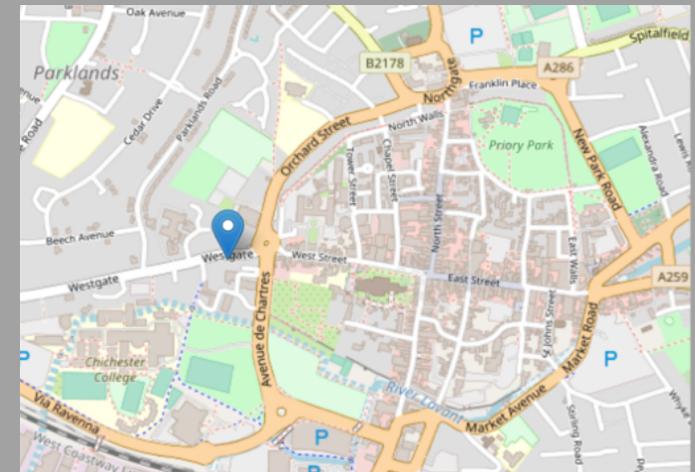
= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**DIRECTIONS:** Travelling from the A3 to Chichester on the A27 at the first roundabout take the first exit (A259) continue passing Tescos onto the next roundabout and take the first exit into Westgate and after about a mile the entrance to The Old Surgery, 15 Westgate will be found on the right hand side. Alternatively, on foot from the Market Cross in the centre of the City, proceed along West Street towards the Westgate roundabout and over the pedestrian crossing into Westgate and after a short distance The Old Surgery 15, Westgate will be found on the left hand side.

**SERVICES:** Mains electricity, water, gas and drainage.  
**LOCAL AUTHORITY:** Chichester District Council: 01243 785166  
**Council Tax Band:** G **EPC Rating:** Exempt - Grade II listed building



**Brochure:** June 2019

Viewings by Appointment  
 Michael Cornish - Chichester  
 W: 01243 790656  
 M: 07917 428464  
 property@michaelcornish.co.uk  
 www.michaelcornish.co.uk



Goodwood Racecourse



Chichester Marina



West Wittering

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